Davidson County DEEDQC
Recvd: 10/17/03 10:56 3pgs
Fees:17.00 Taxes:0.00
20031017-0153983

Return to:
BridgeSpan Title Company
2591 Dallas Parkway, Suite 600
Frisco, Texas 75034
ATTN: Recording Dept.
888-485-2432

APN # 155-16.0-054.00
Seller: ELLIOT
Order No.: 517430

Data ID: 48036
Job No.: 25418

QUIT-CLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:

Alvina Quitugua Cruz
(Name)
5007 Chaffen Dr
(Street Address or Route Number)
Nashville, TN 37221
(City) (State) (Zip)

SEND TAX BILL TO: MAP PARCEL NUMBERS

Alvina Quitugua Cruz
(Name)
5007 Chaffen Drive
(Street Address)
Nashville TN 37221
(City) (State) (Zip)

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars and other good and valuable consideration paid to MARY M. ELLIOT, SINGLE (hereinafter referred to as Grantor, whether one or more) by ALVINA QUITUGUA CRUZ (hereinafter referred to as Grantee, whether one or more), Grantor has this day bargained, sold, remised, released and QUIT CLAIMED and does by these presents bargain, sell, remise, release and QUIT CLAIM unto the Grantee herein, his successors, heirs and assigns, the following described real property situated in Davidson County, Tennessee, and all the real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever, Grantor hereby releasing all claims to Homestead and Dower therein.

Property Description:

SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

unimproved ( )
This is improved ( ) property, known as 5007 CHAFFEN DRIVE
(House Number) (Street) (P.O. Address)

NASHVILLE
(City or Town)

The singular number shall include the plural, the plural the singular, and use of any gender shall be applicable to all genders.

Prepared in the Law Office of: James P. Lazar, P.C., 5949 Sherry Lane, Suite 111, Dallas, Texas 75225

[Continued]

PREPARED BY:
Ameriquest Mortgage Co
Jennifer Metcalf
1750 Howe Ave #610c
Sacramento, Ca 95825

Data ID: 48036

Seller: ELLIOT
Order No.: 517430

Witness our hands this 5TH day of NOVEMBER

Mary M. Elliot
MARY M. ELLIOT—Grantor

STATE OF TENNESSEE }
}
COUNTY OF DAVIDSON }

Personally appeared before me, MARY M. ELLIOT, a Notary Public in and for said County and State, MARY M. ELLIOT, the within named bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at MBE - NASHVILLE, TN, this 5TH day of NOVEMBER, 2002.

My Commission Expires: November 17, 2003

Jon Petty
Notary Public

I hereby swear or affirm that the actual consideration for this transfer of property or interest in property is $ 10.00 Ten and no/100 which amount is equal to or greater than that which the property or interest would command at a fair or voluntary sale.

Mary M. Elliot
MARY M. ELLIOT—Grantor

STATE OF TENNESSEE }
}
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED TO BEFORE ME this the 5TH day of November, 2002.

(Affix Seal)

My commission expires: November 17, 2003

Jon Petty
Notary Public

JON PETTY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN

Official Notary Seal
Jon Petty-Notary At Large
Commission Expires Nov. 17, 2003

Exhibit "A"

File Number: 517430

Description:

The land referred to herein is situated in the State of Tennessee, County of Davidson, City of Nashville described as follows:

DEED ONE: BOOK 11101/PAGE 560

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF PART OF LOT 3 OF THE J. C. SATTERFIELD FARM, OF RECORD IN BOOK 5060, PAGE 13, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPETE DESCRIPTION.

DEED TWO: BOOK 11101/PAGE 562

LAND IN THE 9TH, FORMERLY 14TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 3 ON THE PLAN OF THE SUBDIVISION OF THE J. C. SATTERFIELD FARM, AS OF RECORD IN BOOK 421, PAGE 135, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED ACCORDING TO A COPY OF A SURVEY MADE BY C. K. MCLEMORE, DATED SEPTEMBER 19, 1964, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE EAST MARGIN OF TENNESSEE HIGHWAY 100, SAID POINT BEING THE NORTHWEST CORNER OF JACKSON; THENCE WITH SAID EAST MARGIN NORTH 26 DEGREES 30' EAST 75 FEET TO AN IRON PIN; THENCE WITH A CURVE TO THE RIGHT OF RADIUS 25.0 FEET FOR A LENGTH OF 36.8 FEET (MORE OR LESS); THENCE WITH A CURVE TO THE LEFT OF RADIUS 320.6 FEET FOR A LENGTH OF 208.8 FEET TO A POINT IN THE SOUTH MARGIN OF CHAFFIN ROAD; THENCE WITH SAID SOUTH MARGIN NORTH 89 DEGREES EAST 135 FEET TO AN IRON PIN IN THE CENTER OF THE DRIVEWAY; THENCE A NEW LINE SOUTH 1 DEGREE 30' EAST 282.0 FEET TO AN IRON PIN IN JACKSON'S NORTH LINE; THENCE WITH HIS NORTH LINE NORTH 63 DEGREES 35' WEST 451.7 FEET TO THE POINT OF BEGINNING, CONTAINING 1.62 ACRES MORE OR LESS.

SOURCE OF TITLE: BOOK 11352 PAGE 633 (02/24/1999)

APN: no sitex